



KANSAS
STATE
HISTORICAL
SOCIETY



6425 S.W. 6th Avenue
Topeka, Kansas
66615-1099
PHONE# (785) 272-8681
FAX# (785) 272-8682
TTY# (785) 272-8683



KANSAS HISTORY CENTER

Administration
Center for Historical Research
Cultural Resources
Education / Outreach
Historic Sites
Kansas Museum of History
Library & Archives

HISTORIC SITES

Adair Cabin
Constitution Hall
Cottonwood Ranch
First Territorial Capitol
Fort Hays
Goodnow House
Grinter Place
Hollenberg Station
Kaw Mission

CERTIFICATION OF STATE REGISTER LISTING

The Register of Historic Kansas Places includes all Kansas properties nominated to the National Register as well as lower threshold properties which are listed on the state register only.

Property Name: Sunnyland

Address: 501 N. 5th Street, Garden City, KS 67846

Legal:

County: Finney

Owner: Mary Ellen and Ronnie Cochran

Address: 501 N. 5th Street, Garden City, KS 67846

National Register eligible _____

State Register eligible X

This property was approved by the Kansas Historic Sites Board of Review for the Register of Historic Kansas Places on May 6, 2000.

I hereby certify that this property is listed on the Register of Historic Kansas Places.



State Historic Preservation Officer

5/08/00
Date

9/95

SUNNYLAND

501 N. 5th Street (NE Corner of 5th and Pine)

Lots 7 & 8 Blk 24. J. A. Stevens Addition

Garden City, Finney County, Kansas 67846

Sunnyland (c.1909) is located on the northeast corner of 5th Street and Pine, 501 N. 5th Street. in Garden City, Finney County, Kansas. The three story Queen Anne style house of red glazed brick and an asphalt roof stands on a foundation that is faced with a drab olive glazed brick. The building maintains an eastern orientation measuring 34 feet from north to south and 60 feet from east to west overall. The building's basic rectangular form is augmented by a three story tower with a wood shingle pattern roof at the southeasterly corner, a full width circular porch that extends from a dominant front gable on the east elevation that wraps around the tower to the southern elevation to the triangular bay window. A second porch, west side of the bay at one time provided entrance to the dining room and the kitchen. The simple vertical line on the west elevation is broken with an enclosed porch. A cantilevered wall extension with a pent roof applied directly to the wall is positioned slightly east of center, between the first and second story, and a single car attached garage at the northwest corner of the structure breaks the vertical line on the north elevation. The house maintains a very high degree of architectural and structural integrity.

Sunnyland basically has a simple rectangular plan, a steep gable roof with a cross gable on the western elevation, a dominant intersecting front gable and a three story tower on the eastern elevation. Narrow eaves project beneath the gable roof line. Patterned wood shingles covered the third story gable exterior walls until the fall of 1993 when vinyl siding was applied. Sunnyland is a Queen Anne style with masonry walls using two colors of brick and concrete slabs with simple patterned brickwork in the bay on the south. The round masonry tower resembles certain Richardsonian Romanesque subtypes; however, the simplicity of the door and window surrounds, window sashes and curved glass in the tower windows, shingle patterns and the one story porches clearly place it in the Queen Anne style.

The front facade dominated by the three story tower, has a concrete full width lower porch, 10 feet wide, supported by six brick pillars, begins at the dominant front gable and entrance, semi-circular around to the south facade, with a low brick wall around the platform of the porch while the second story has a wrought iron railing that is assessable by a door south of the front gable. The porch has a tin ceiling with an overall pattern of squares that measure approximately 4"x 4", and three ornate ceiling light fixtures.

A brick furnace chimney rises from the center of the western wall, a triple fireplace chimney rises from the center of the southern wall just west of the tower.

Fenestration is comprised of 65 windows, primarily of 1/1 double hung sash in singular, double and triple groupings; ten oversized basement openings arranged in the foundation (six awning windows and four openings in the circular porch foundation are sealed up with boards). Three

large curved windows are evenly spaced on the first and second floors of the tower that projects from the southeast corner of the front elevation of the house; a fixed leaded bevelled glass window is located to the right of the tower, near the front door in the living room's east wall. Wide single windows center the north gable first and second floor. A surround of eight windows fenestrate the third floor tower with a grouping of three windows between the tower and the gable which has a single center window. All windows on the third floor, front elevation, have leaded glass in the upper sash with a lower sash of clear glass.

A triangular bay is fenestrated with a wide center window and narrow windows on either side on the first and second floor of the southern elevation. The third floor has a grouping of two and three windows located in the end gable above the bay; an awning window in the foundation of the center bay and another located on the west side of the porch. The once screened porch, west of the bay, was enclosed with a single 1/1 double hung sash and two 3/1 double hung windows on the south (c.1960). Singular windows are asymmetrically located above the porch on the second floor of the southern elevation. The western elevation is fenestrated by singular windows arranged symmetrically and one awning foundation window located near the basement entrance, north of the once screened porch. Two fixed windows on the south and west complete the enclosure of the west screen porch. The second story porch has a wrought iron railing with access to the porch from the center hall door on the second floor. The northern elevation has a fenestration of two windows on the first and second floors to the east of the cantilevered wall which has a triangular bay with three stained leaded glass windows. Fenestration comprised of singular, double and triple groupings are arranged on all three floors to the right of the cantilevered wall of the northern elevation. Three awning windows are located in the foundation providing light and ventilation for the basement apartment.

The attached garage has a walk in door at the southwest corner of the garage; a single window on the northern elevation; two single car garage doors, one on the east end and another on the west end appears to create a drive-thru garage.

The interior maintains a very high degree of integrity despite the remodeling that took place at Sunnyland in the early 1960s to convert the third floor into an apartment, second floor bedrooms into sleeping rooms for rent and finishing out an apartment in the basement.

The large front door of oak and plate glass with an ornate brass door knob and plate, opens into a small vestibule that has a mosaic tile floor. A second door of oak with identical features as the outside door opens into the reception hall finished in black walnut paneling. A center hall extends from the reception hall back to the kitchen, the length of the house, east to west, a right turn near the end of the center hall leads to the back stairway, a full bath and bedroom. A door in the center hall just past the dining room pocket door provides the option to close off the back part of the house. To the immediate right of the entry in the reception hall, is the music room or library entrance. An ornate spindle trim, approximately 16 inches curving to a two foot drop on the sides, spans a five foot opening. A stair seat is to the right in the reception hall, at the base of the wide oak stairs that lead to the first landing that extends into the cantilever wall. It has a

triangular bay with stained, leaded glass windows. The cantilever provides a source of light from the windows and a landing that allows the stairs to circle back up to the second floor atrium with a center hall leading to the bedrooms on the right, or, follow the bannister to the left where the stairs complete the circular flow to the third floor.

A wooden pedestal colonnade divides the southeast parlor from the reception hall, thus separating the rooms, giving the impression of a flowing, open area without walls. The colonnade is composed of two fluted columns with Corinthian volutes placed on paneled pedestals; wide ornate decorative brackets extend from the trim at the top of the opening adding to the elegance of the room. The columns are a distinctive feature providing an openness which adds to the spaciousness of the parlor that curves out to the east wall of the tower with an interior radius of approximately 5 1/2 feet. Ceiling moldings, wide baseboards and window trim with 10" wide sills follow the curved contour of the tower. Three large curved windows provides sunlight while the curved radiator below the windows provide heat. A four foot high decorative corner molding from the wide baseboard protects every squared-off corner. The diagonal oak fireplace is located near the dining room entrance to the west. It has an ornate cast iron front with a ceramic tile surround and hearth. The elegantly curved mantel, massive in appearance has carved dragons on either side extending from the floor to the top of the fireplace. The present owners indicate that the fireplaces, colonnades, and oak woodwork trim and doors came from England.

Sliding doors (pocket doors) at the west end of the parlor open into the dining room. A diagonal fireplace is located to the left of the doors, back-to-back to the fireplace in the parlor. It is a massive oak fireplace with beautiful cut glass and leaded glass doors on the side that open and have shelves to display mementos or glassware; miniature Ionic columns hold up a second mantel with dentils and a small bead wood trim across the top. Beautiful grains of wood frame the mirror above an elegant curved mantel. The fireplace has the same ornate cast iron firebox as the living room fireplace; a ceramic tile front surround and hearth. The bay window with an extra wide window sill provides sunlight and warmth as does the radiator under the windows. Along the north wall in the dining room is a solid five foot oak pocket door that opens into the reception hall. This sliding pocket door is not two doors coming together in order to close off a room, it is one door that can be pushed into the wall pocket. The original light fixture that hangs from the ceiling in the center of the dining room is of brass and glass, ornate with simple elegant lines enhancing the fireplace and china cabinet as well as the massive appearance of the sliding doors. The china cabinet features leaded etched glass with a similar design to that of the fireplace, built on the west wall of the dining room near the door leading to the butler's pantry and the kitchen.

The kitchen occupies the southwest corner of the first floor which originally had only the bare necessities; a couple metal cabinets and sink. One side of the cupboards in the butler's pantry has been removed to provide more space; the walls were paneled to modernize the kitchen (c.1960). Doors originally opened to the south and west "screen" porches, a kitchen pantry, the basement stairway, and to the center hall. This hall provides access to the front reception hall or to the back stairway, bedroom and full bath, and to the garage at the northwest corner of the house.

The second floor is reached by a wide staircase in the reception hall, or, by way of a back stairway off of the center hallway in the northwest corner of the first floor. An atrium on the second floor provides access to the master bedroom in the tower, a bedroom in the front gable and the center hallway that opens to two more bedrooms to the south, a bedroom and full bath to the north, and to the porch at the end of the hall to the west. These three bedrooms, each have a lavatory within the room and walk-in closets.

The master bedroom, second floor tower, features the same curved graciousness as the parlor with three large curved windows and the curved radiators below; wide curved window trim and sills, ceiling cove, wide baseboards and corner moldings. A beautiful wood fireplace of birds-eye maple has an ornate wood mantel that is supported by Ionic columns. The mantel has miniature columns with Ionic volutes that support a curved beam above the mantel mirror providing a frame for the mirror. A unique wood grain-pattern enhances the front of the fireplace that sets diagonally in the southwest corner of the room. The hearth is of ceramic tile that also surrounds the ornate cast iron fire box. The master bedroom has two walk-in closets, and a full bath which has a door that goes out to the circular porch; the bathroom is also accessible from the room to the north, second story front gable.

A full bathroom in the northwest corner of the second floor has the original mosaic ceramic floor; a small section was damaged due to plumbing service; the tiles were not replaced but patched with concrete. Aqua ceramic tile has an exquisite floral design border that adds color and class to the tile wall that is approximately five feet high. Besides having the traditional bathtub, this bathroom also has a sitz bath, a rare luxury, that can be found in the 86 year old mansion. The sitz bath and the lavatory maintain the original fixtures. A built-in clothes chute, medicine cabinet and linen closet also remain.

The third floor is reached by the wide staircase that continues from the second floor atrium to the ballroom or from the back stairway in the northwest corner of the second floor. The top floor originally was reserved as a ballroom for the adults and a recreation room for the children. Today, the third floor is used as an apartment with the tower room and the gable room as bedrooms, the ballroom is living area and a couple of small rooms to the west were converted to a kitchen and bath.

There is little evidence of exterior structural changes except for the vinyl siding that was applied over the fish scale patterned shingles on the third floor wall, the wood cantilevered wall extension and other wood trim in the fall of 1993. Original wood shingles on the house have been replaced with asphalt shingles during the past five or six years; it appears the tower maintains the original pattern shingles. The east entrance to the south porch was closed. Vinyl siding covered the exterior porch walls and window trim enclosing the original screen porches on the south and west elevation; the crawl space of the west porch was closed off with cement blocks between the supporting brick pillars. Wrought iron balustrades on the second story front circular porch and the west porch replaced wooden balustrades (c.1960 & 1993). A brick single car garage was built against the northwest corner of the house in the 1930s.

The house retains much of its original floor plan and detailing as shown on the current floor plan sketch and as reported in 1909 with exception as to the use of the rooms; a porch, the music room and library converted to bedrooms. A door has been added behind the ornate spindles of the music room to the northeast of the reception hall to provide privacy for the rented bedroom. The majority of the changes and remodeling occurred during the early 1960s. A privacy door was installed at the third floor landing and the third floor was converted to a five room apartment; it was done using the existing floor plan and by moving a couple walls for the kitchen. Changes to the first floor include; 1) the enclosure of the south porch, converting it to a bedroom for rent; 2) the removal of one of the cupboards in the butler's pantry to enlarge and modernize the kitchen; 3) remodeling the kitchen pantry; 4) converting the basement stairway from the kitchen to a closet. Carpets cover the first floor hardwood floors of oak and the second story floors of maple. A newspaper article does mention parquet floors, however, the present owners do not recall which room/s or floor/s might have that kind of a floor. Ceiling fans with lights were installed in the parlor and many of the sleeping rooms replacing the original light fixtures which remain in storage.

The original Sunnyland mansion has two unique turn-of-the-century features that are still present in the house. A coal chute door is located on the northern elevation foundation wall near the southeast corner of the attached garage. "MAJESTIC COAL CHUTE MFD BY MAJESTIC FURNACE & FOUNDRY CO HUNTINGTON INDIANA PAT OCT 16 1903" is still visible on the coal chute door. The other feature that is visible are brass fittings of the central vacuum cleaning system which were installed when Sunnyland was built. Radiators and original doors with ornate brass door plates and doorknobs, ornate corner mouldings to protect the square corners remain visible in nearly every room of the mansion.

Sunnyland (c.1909) is being nominated to the State Historic Preservation Register under the criteria for its historical association with David R. Menke, and under criteria for its architectural significance as a Queen Anne style house. The property maintains a high degree of interior and exterior architectural integrity.

The three story Queen Anne style residence was the retirement home of David R. Menke (b. 1848) from 1909 until he sold the property in 1917 to retire in California. Menke was born in Pittsburgh, Pennsylvania, March 4, 1848, the first of four children born to Henry and Margaret Gerkin Menke. He was educated chiefly in public schools of his native city with the exception of a short term spent in Duff's College in Pittsburgh. He was connected for some time with the world-renowned Arbuckle Coffee Company. D. R. Menke was married to Maretta Belinda Urie on September 30, 1869. He left Pittsburgh in 1870 for Westmoreland County, Pennsylvania. There he remained for a period of three years, migrating to Farmington, Fulton, County, Illinois. For three years he was engaged in the manufacture of cigars at that place, under the name of Menke & Christie. With three small children, Mr. and Mrs. Menke started for Western Kansas in early summer of 1878, with Western fever, and joined in the cry of "Kansas or bust", arriving in Garden City August 20, 1878. He at once took up a homestead. (Garden City Irrigator. 1886; Garden City Telegram. April 10, 1933.)

If the honor of who had the most firsts in the founding of Garden City was given, first place would go to pioneer David Menke. His contributions to the town began before it had a name or a train depot, and continued for nearly 50 years. He and his family came on a hot day in August, 1878. At the time of their arrival, there were but two buildings erected. Menke bought one of the buildings, the Carpenter Building, from James Fulton and opened the first store in October, 1878. He served as the first postmaster from October 1878 - 1881, beginning at a salary of \$2 a month. (Garden City Telegram, April 10, 1933; New West TV News, February 13, 1982).

David R. Menke has been an important factor in the development and upbuilding of Garden City since 1878, the year the town was founded. Not only with the founding but the development of some of Garden City's most important and characteristic institutions, such as the beet sugar factory, the flour mills, irrigating works, electric lights and other industries, has Mr. Menke's name been intimately associated from the beginning. Menke developed a fine ranch of 1,700 acres near Garden city. He became cashier of the First National Bank; in this position he soon became the most vital asset to the growing community. To him scores owed their material success. Mr. and Mrs. Menke moved to apartments in the Windsor Hotel in 1896. Mr. Menke took charge of the property, revived it, found tenants to operate it, subsequently purchased the property himself. Two years later he sold the hotel to good advantage. The hotel was their home for years.

In 1909 Mr. Menke built one of the best homes in Garden City. It is a splendid brick residence at the corner of Pine and Fifth streets and would be a credit to any city and is a monument to the work and genius of its owner.

The June 25, 1909 Garden City Imprint reported, "**\$70,000 IN BUILDINGS, THIS IS THE RECORD THAT IS DISCLOSED BY A TRIP AROUND TOWN, MOST ALL RESIDENCES. Topped by D. R. Menke's Fine \$12,000 Place.** At the northwest corner of Fifth and Pine streets, D. R. Menke has begun excavation for the basement and foundation for a handsome residence. Contracts for the different classes of work will be let separately, and the entire job will be under the supervision of Mr. Menke, who is planning and building it after his own ideas. The cost will probably exceed \$12,000. Contractor Kress has the mason work and glazed brick will be largely used".

"J. D. Garloch has the contract for the D. R. Menke \$12,000 residence at the corner of Fifth and Pine. The work of excavating, plumbing, and foundation is now, being pushed rapidly". (Garden City Imprint, July 2, 1909)

Sunnyland, an example of a Queen Anne style home with Richardsonian Romanesque influence. Sunnyland is a brick, three story mansion and basically has a simple rectangular plan, with a steep gable roof and an dominate intersecting front gable; verticle lines are emphasized in the building's design, a three story tower with a pattern shingle conical roof and a two story triangular bay. The building sits on a high, brick-faced foundation. A full width porch that begins at the front entry forms a semi-circle around to the south bay and dominates the front facade. Sunnyland was amazingly ornate and roomy for that period of time. The spacious Queen Anne style interior of

the mansion is delineated by a large reception hall and central hall plan that led to 17 rooms which included 3 1/2 baths and a ballroom on the third floor; in addition, the house also features three fireplaces (one each, in the living room, dining room and the master bedroom), five walk-in bedroom closets, second floor atrium, a large butler's pantry and a second kitchen pantry, two screened porches, a full basement and attic storage space.

"Queen Anne was the dominant style of domestic building during the period from about 1880 until 1910. Identifying features steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical facade with partial or full -width porch which is usually one story height and extended along one or both side walls." (McAlester. p.263).

"About 5 percent of Queen Anne houses have masonry walls with patterned brickwork or stonework and relatively little wooden detailing. The Queen Anne, like the Stick style, uses wall surfaces as primary decorative elements. This is accomplished in two ways: (1) by avoiding plain flat walls through such devices as bays, towers, overhangs, and wall projections, and (2) by using several wall materials of differing textures wherever expanses of planar wall do occur. Towers are common Queen Anne feature and may be round, square, or polygonal (the square form is the least common). Round or polygonal wooden towers are particularly characteristic of the Queen Anne (round masonry towers may be Richardsonian Romanesque; square towers are more common on a Stick Italianate or Second Empire houses). Towers placed at a front facade corner are most often Queen Anne, whereas those embraced within an L or centered on the front facade are equally common in several other styles." (McAlester. pp.264-266).

"Towers occur in about 75 per cent of Richardsonian Romanesque houses; these are commonly round, although polygonal and squared versions are found. Tower roofs are usually conical, but may be convex." (McAlester. pp.301-302).

"The Menkes were among the very first pioneers of Garden City, coming here August 20, 1878. The whole of western Kansas had but a few settlers aside from the Fultons, and a few cowboys looking after the herds of the X Y Ranch which was owned by Fred Harvey. These few people imparted the only touch of human life. The immense plains stretched through interminable miles until land and sky blended in far off horizons. A blazing sun by day, and the nights settling down in silence, only broken by the howl of the lobo wolf, or the shrill barking of the coyotes as they made their nightly kill. There was nothing inviting or inspiring in the prospect, it was the very abomination of desolation, but Mr. Menke came and decided to remain, casting his lot in a new country for better or worse. He was a business man, whose life was attuned to the activities of business centers, but he possessed the spirit of the pioneer and conqueror of a new country, and having visions of the possibilities awaiting development, he felt no misgivings as to the future.

Then came the great and ever increasing tide of settlers, taking up government land and starting towns and villages. But under the most favorable conditions life on the plains was far from comfortable, or which was desired or hoped for. Drought and hot winds sucked the moisture

from the soil, crops withered and died in the fiery atmosphere, still Mr. Menke's faith in the country remained unshaken. In these trying times his wife proved her helpfulness and revealed the stamina of the pioneer woman in doing the things that lay to her hand, and sharing in the hardships and worries of her husband. Emerging at last from these drab and discouraging days Mr. Menke became a virile and dominant personality in the activities of the town and country. His assistance in the establishments of new business enterprises, opening farms and the employment of irrigation in a scientific manner were priceless assets to the community. To him scores owed their material success, and made certain their foothold in business through the aid extended them in times of real need. Mr. Menke was an excellent judge of human character". (STORY OF HALF A CENTURY, Observations of Events in the History of Finney and Garden City, and Personal Observations of Lives and Works of the Early Pioneers. BIOGRAPHICAL - David R. Menke. By Hamer Norris).

The Menkes were real pioneers of the west, second only to the Fulton brothers, Jim and Bill, buffalo hunters. The Fulton brothers had built houses on their homesteads. Mr. Menke purchased one of these houses, a three room frame building for \$400, and promptly converted a room of the unpainted frame building into the Menke General Store and Post Office, October, 1878. He continued selling goods for two years and exchanged his stock of merchandise for sheep. Mr. Menke took as a homestead the east half of the quarter cornering on the northeast of Garden City (directly east of the Kerfoot home on Fourth and Kansas Avenue, some of the old cottonwood trees located on the place were planted by Mr. and Mrs. Menke in 1879), proved it up, and used it and the townsite as his sheep range. Menke enjoyed the honor of having been Garden City's first postmaster. 1878-1881; he was one of 17 men to build and maintain the Garden City Ditch, chartered in 1879, the first irrigation system to be built in this county; he was elected the first Commissioner of Finney County in the year, 1884, and was chairman of the Board and elected County Treasurer, 1886-1890.

"It was during his term as postmaster that the Garden City Townsite Company was organized. The railroad declined to stop trains at Garden City for the delivery of mail. The Santa Fe at that time had a townsite of its own at Holcomb, then known as Sherlock. To offset the influence of the government influence, the Garden City people organized a small army of the local residents to serve as mail carrier. Each in his turn went to Sherlock for the mail, and thus Garden City was given a daily direct delivery. There are many cases to prove that the permanent destiny of towns is due to some special enterprise on the part of local residents. This is true of Garden City. Its people, prominent among whom was Mr. Menke, did all they could to build up their own community at the expense of the rival village of Sherlock. They induced Sherlock settlers to come to Garden City, even taking teams and hauling the little houses across the prairies. In time the railroad company was ready to make terms and negotiate for a settlement of the trouble. The Garden City Townsite Company, of which Menke was one of the organizers and a director, built the first station for the railroad and also paid for the construction of the siding.

During the last two years he was country treasurer Mr. Menke was also serving as assistant cashier of the First National Bank; he was made cashier and continued actively with the institution

for fourteen years. When he sold his interests and retired from the bank in 1902, he was a majority stockholder.

For ten years, Menke was busily engaged in farming and the breeding of registered White Face cattle and other livestock. He became widely known as a breeder and dealer. In fact, he was the first man to handle on any extended scale White Face cattle in this region, and a large number of patrons of his stock came from New Mexico and Arizona. For a number of years as his means justified, he bought the cheap land in this locality and then became one of the largest landowners of the county. He and three other men incorporated themselves as a syndicate for acquiring lands extending from Lakin to near Garden City including the townsite of Deerfield, the Great Eastern Water Ditch, and an interest in the Amazon Ditch. his company sought outside capital to develop this proposition, and finally these capitalists took over all the holdings of the company. The local parties made it one of the conditions of the contract with their successors that a beet sugar plant should be established in Garden City, and that plant was built and is now one of the big industries of Kansas and has given a characteristic feature to the agricultural development in Finney County.

Menke was also instrumental in developing alfalfa in this part of Kansas. On his own lands he began growing that crop, and he secured his first seed in small sample packages from Washington. While he was postmaster he induced many of his friends and patrons of the office to make application to the Government for seed, and they would turn the packages over to him when they arrived. In this way he secured about a half bushel of alfalfa seed and sowed it in 1879. However, he credits Squire Worrell, a Colorado man, as being the first successful grower of alfalfa in Finney County. From this beginning alfalfa culture has gradually spread all over the valley. Mr. Menke as a land owner developed a fine ranch of 1,700 acres near Garden City." (Kansas and Kansans. pp. 2115-2116).

Among the important public enterprises founded by Menke was the Garden City Light and Power Company, started in 1898 and operated for seven years without profit. It supplied light to many stores and all public buildings and was extensively used in private residences. In 1899 Menke put in an automatic telephone system and built up an exchange of 100 subscribers. He abandoned it in a short time because of the growing needs of the city and substituted the Bell system. He sold the telephone franchise to E. L. Wirt in 1905 and the electric plant in 1907. Menke also built a small grist mill, a large and substantial cement stone building, equipped it with the best modern machinery, operated by a large electric motor. Menke was elected mayor of Garden City just before the present electric light plant was built. During his administration and after the plant was completed the rates were lowered more than 50 per cent.

Mrs. Menke passed through the pioneer experiences taking an active interest in the upbuilding of the young town and sharing with her husband the trials of pioneer hardships and his interest in the development of the community.

"Besides being the wife of one of the first citizens of the town, active in the promotion of many of the outstanding enterprises of the city and county over a long period of years, Mr. Menke carried

on many of her own to aid in the upbuilding of this city. She was treasurer of Garden City's first Public Library, founded in 1897, and took her turn with other women of the town in acting as librarian. In the early days there were no study clubs here, but what was known as the Chautauqua Circle filled the place of the present day literary club. Mrs. Menke belonged to the Chautauqua Circle, a national organization, and completed a four year course in this work. She was one of the early members of the first church in Garden City, the Congregational Church, and belonged to the original ladies society of the town. For many years she took an active part in the social life of the community.

Mr. Menke often remarked that his wife's confidence in the future of this country, her cheer and hope through all of the trials of the early days, was in no small measure responsible for such success as he was able to attain, and for the part he played in conquering a new country. The path of the wife and mother in the pioneer days was far from easy. Many a good woman faltered and wilted under its hardships, but not Maretta Menke. She was in every sense a life partner of her husband to the very last and a self sacrificing and loving mother always". (Garden City Telegram. March 9, 1933).

"I have often heard my father say that he owed a great deal to mother," stated Mrs. D'Allemand, (daughter, Olivia, wife of B. R. H. D'Allemand), "that she was always behind him in any undertaking and helped him in every way. Mother always did her part in any movement which was for the betterment of our little town". (News clip from the FCH Library verticle file. No date).

Mr. Menke was a plain unassuming man, and while carefully guarding his own varied enterprises , he never lost sight of, or denied the rights of others. His success while, marked, never made him arrogant or intolerant. The last of his activities in Garden City was the erection of the beautiful home on Fifth street, but which because of advancing years and failing health he could not long enjoy.

"An unusual vision, firm faith in the future of this country, coupled with the ability to work with other men, sparked Mr. Menke's long career. It has been said that he devoted his life to public spirited industry along more lines and in more directions than any other man in western Kansas. His faith in Garden City has never wavered. Only recently, he wrote to members of his family, 'The people of Garden City have succeeded in building the best town in western Kansas, and it always will be the best with these good workers. Someday, Garden City will be a better town than Hutchinson. I am thinking with pleasure of the peace which will be mine when I'm at rest in the good old home town. No one knows better how to treat old-timers than the people of Garden City and Finney County'.

In 1909, Mr. Menke built the large brick residence at the corner of Pine and Fifth streets, expecting to spend the rest of his life close to the associations that were so dear to him and to Mrs. Menke. It is a splendid brick residence at the corner of Pine and Fifth streets, and would be a credit to any city and is a monument to the work and genius of its owner. Here, Mr. and Mrs.

Menke lived until ill health forced them, some twelve years ago to seek the even climate of California". (Kansas and Kansans, p 2116; Garden City Telegram, April 10, 1933).

J. D. Garloch, (1861-1953) was a prominent builder in Garden City. He was the son of William A. and Mary Garloch, born in Wood County, West Virginia, May 5, 1861. After completing the first year of high school he took a short course at Ohio Valley Business College.

Mr. Garloch arrived in Garden City, April 8, 1885, with his father. He relates: "When we got off the train here about four o'clock in the afternoon we were greeted by a sand storm from the south with wind of about sixty miles per hour. Had I been alone with money enough to buy a ticket, I would have taken the next train east. Homesick? Just think of being married to the sweetest girl on earth, and suddenly find yourself 1,500 miles away. Next morning; however, the storm had abated and things looked more cheerful". (History of Finney County Kansas, Volume I, p. 151)

J. D. Garloch built his residence in 1906 at the corner of Fifth and Walnut Streets. In November, 1981 the home was moved to a country setting approximately six miles north of Garden City to make way for the expansion of the St. Catherine Medical Complex. During the past three years, we have seen an increasing number of these old homes either moved out or demolished to clear property for commercial use. Other large, potential historical homes have been zoned multi-family.

Mr. Garloch built more than one hundred homes and business buildings in this area. J. D. Garloch's Building Estimate Book has itemized costs of many of these structures. The Estimate Book is in the possession of his granddaughter, Mrs. Pauline Miner of Sublette, Kansas.

The estimate of Sunnyland in J. D. Garloch's Estimate Book recorded a cost of the house at \$10,400.00. Garloch had "no bid" for Heating, Plumbing and Electric wiring line items in the estimate. There were two and one-half pages of itemized costs in his book such as:

18,000 ft. dimension, \$180	2,150 ft. furring strips, \$800
850 ft. 3/8 pine for turret tower, \$10	9,000 ft. sheathing, \$90
45,000 shingles, \$70	1,675 ft. white oak flooring, \$40
1,800 ft. maple flooring, \$40	300 ft. flooring for sliding door pockets, \$3
937 ft. base @ 5 cents, \$46	painting, \$440
brick labor complete, \$937	cut stone, \$155
70,000 com builders, \$800	28,000 face brick, \$602
lumber and millwork, \$3,235.60	hardware and trimming, \$362
75 bbl cistern, \$75	setting 10 cellar wind comp, \$5
48 doors @ 3.00 each, \$144	63 windows @ 3.00 each, \$189
china closet and cupboard, \$12	steel beams & angles, \$90

On Fifth Street alone, at one time, stood five monuments to his skill and craftsmanship. One of the structures is known as Sunnyland located at 501 N. Fifth. The Garden City mansion is set apart by its size and ornate style from all the modest homes around it. This beautiful three story brick residence, built in 1909, has lived well past the time when it was looked upon with awe and

considered to be the ultimate in luxury living.

The definitive style of J. D. Garloch that was found in Sunnyland is evident in many of the homes he built; reception halls that featured open stairways, column dividers that provided an elegant openness, pocket doors that gave privacy, fireplaces that added to the atmosphere and the woodwork trim, mouldings, and paneling that added warmth. Truly, he was a master builder, you can feel it when you walk into these homes. Certainly, you could paraphrase the paragraph above, from Kansas and Kansans and the Garden City Telegram about, "Mr. Menke building one of the best homes...", " *The splendid residences built by the local contractor, Mr. J. D. Garloch, would be a credit to any city and is a monument to the work and genius of its builder*".

Sunnyland is one of two structures that is representative of the three story Queen Anne style in Garden City and all of Finney County. It is one of the few structures that maintains such a high degree of architectural and structural integrity in this area.

"Sunnyland was amazingly ornate and roomy for that period of time, although it was not alone in residential grandeur. Perhaps half a dozen homes of similar architecture were built here at the time, but only Sunnyland remains". (Garden City Telegram, February 25, 1977). Sunnyland has had only three owners since it was built in 1909 by D. R. Menke. It was purchased by Mr. and Mrs. W. H. Foster, November, 24, 1917. Mr. Foster, compared to Mr. Menke was a relative newcomer to Garden City having only come over from England in 1897. The Fosters, who operated Garden City's first ice cream factory, reared four children at Sunnyland. When Mrs. Foster passed away in 1959, none of the family chose to make the enormous house their home again and Sunnyland was sold to Mr. and Mrs. James C. Burnett, March 13, 1959. The Burnetts lived on the first floor and rented the rooms on the second floor, the third floor two bedroom apartment and a three bedroom apartment in the basement. After the death of her husband, Verna, now 88 years old, continues to manage Sunnyland with the help of her daughter Virginia Burnett Beahm.

VERBAL BOUNDARY DESCRIPTION

The nominated property stands on Lots Seven and Eight, Block 24, J. A. Stevens Addition, Garden City, Finney County, Kansas. The property is bounded to the south by Pine Street, to the west by the alley, to the north by adjacent property line.

BOUNDARY JUSTIFICATION

The boundary includes the entire parcel that is historically associated with the nominated property.

BIBLIOGRAPHY

- Blanchard, Leola Howard. Conquest of Southwest Kansas. The Wichita Eagle Press. 1931.
pp. 21,52,87,100,125,147,157,163,230,233-235,242,254,268,271,274,276,283,291,329,331.
- Finney County Historical Society; Verticle Files and Picture Files: David R. Menke, Sunnyland,
Historical Homes, W. H. Foster and B. R. H. D'Allemand.
- Finney County Register of Deeds Office; Books 1,2,3,4A & 4B. Lots, 7 & 8 Blk 24. J. A.
Stevens Addition.
- Finney County Directory 1886-87. Reprint 1988 Finney County Kansas Historical Society Inc.
Library of Congress Card Catalog Number, 88 83272. pp. 51,55,159.
- Garden City Directory; 1907, 1909, 1913, 1922, 1927, 1931, 1948.
- Garden City Herald; April 14, 1906.
- Garden City Imprint; June 25, 1909; July 2, 1909.
- Garden City News; March 9, 1933.
- Garden City Telegram; August 11, 1927; March 8, 1933; April 10, 1933; June 20, 1969;
February 25, 1977; September 22, 1977; November 9, 1989;
- Kansas and Kansans, Vol V. pp. 2115-2116.
- Kersey, Ralph T. History of Finney County Kansas, Vol.I. Finney County Historical
Society. 1950. pp. 151, 169 & 170.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Knopf. 1984.
pp. 263-268, 301 & 302.
- New West News; December, 20, 1979; February 13, 1982.
- Norris, Hamer. *Story of Half a Century*. Biographical - David R. Menke.
- Sanborn Fire Insurance Map of Garden City, Kansas. 1911& 1929.
- Stowell, Frank L. Yearbook and Biographical Sketches. Garden City, Kansas. 1936. p. 27.